

### **The City's Progress Guide and General Plan**

Planning is critical to assist a city in its evolution, as well as to protect the health, safety, and welfare of its residents. Recognizing this, the State of California requires each city to have a General Plan to guide its future and mandates through the Government Code that the plan be periodically updated to ensure relevance and usefulness. In 1979, the City Council adopted the *Progress Guide and General Plan*, with its basic goal of the “fostering of a physical environment in San Diego that will be most congenial to healthy human development.” The plan establishes an framework of policies that address citywide issues of growth management and development and offers a comprehensive strategy for major public concerns including housing, redevelopment, land conservation, parks, streets, libraries, public safety, and other public facilities.

### **The General Plan Update and City of Villages**

In 2002, the City adopted the Strategic Framework Element of the General Plan, which includes the City of Villages strategy and provides the framework for comprehensively updating the General Plan. The City of Villages growth strategy replaced the 1990 Guidelines for Future Development which primarily addressed the development of vacant land and ensured that new communities were built with adequate public facilities. The guidelines did not focus on providing public facilities upgrades concurrent with infill growth in the older communities. With less than four percent of the City's developable, vacant land remaining, the City of Villages strategy was needed to address existing public facilities shortfalls and growth pressures. The City has been updating the General Plan using the Strategic Framework Element as a guide.

It is anticipated that the Draft General Plan will be adopted in the spring of 2008. The Draft General Plan sets out a long-range vision and comprehensive policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. The City of Villages strategy is to focus future housing, retail, employment, educational, and civic uses in mixed-use village centers of different scales. By directing growth primarily toward village centers, the Draft General Plan supports the preservation of established residential neighborhoods, the management of growth over the long term, and the attainment of sustainability goals. The pattern of development envisioned in the City of Villages strategy will not be affected by the rate of growth but the number of villages, and the demand for development within individual villages will be influenced by population growth pressures, public support, the rate at which infrastructure deficiencies can be remedied, and real estate market conditions.

The Strategic Framework Element identifies the facilities deficit in urbanized communities and reaffirms the need to address existing and future public facility and service needs. The Public Facilities Element of the Draft General Plan includes a financing strategy, prioritization guidelines, and policies for new growth to pay its fair-share. A major challenge to implementing the plan will be to secure new financing sources to pay for needed public facilities in the older, urbanized communities.

### **Community Plans**

The City's community plans contain additional detailed planning guidance and represent the Land Use Element of the Progress Guide and General Plan. Community plans establish

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specific recommendations and objectives in a given community for future land uses and public improvements. The community plan provides a long range physical development guideline for elected officials and citizens engaged in community development. Community planning groups, City Council recognized citizen organizations, advise the City Council, Planning Commission, and other decision makers on development projects, community plan amendments, rezoning projects, and public facilities. Regulatory tools and programs that help to implement the goals and standards of the general and community plans to guide land use, development and design include the Municipal Code, the Multiple Species Conservation Program (MSCP), zoning, Neighborhood Code Compliance, facilities financing plans, and redevelopment plans. The maps on the following pages show the community planning areas and their relationship to the Council Districts. The tables following the maps list the policing neighborhoods in each community planning area.

### **CIP Conformance to the City's Progress Guide and General Plan and Community Plans**

The vast majority of capital improvement projects are consistent with the relevant community plan(s) and public facilities financing plan(s). Most projects are also in conformance with the City's Progress Guide and General Plan of 1979, including the Strategic Framework Element. Those few projects that are not consistent with the relevant community plan(s) or the City's Progress Guide and General Plan will include a community plan amendment as part of the approval process.

# Capital Improvements Program Community Planning

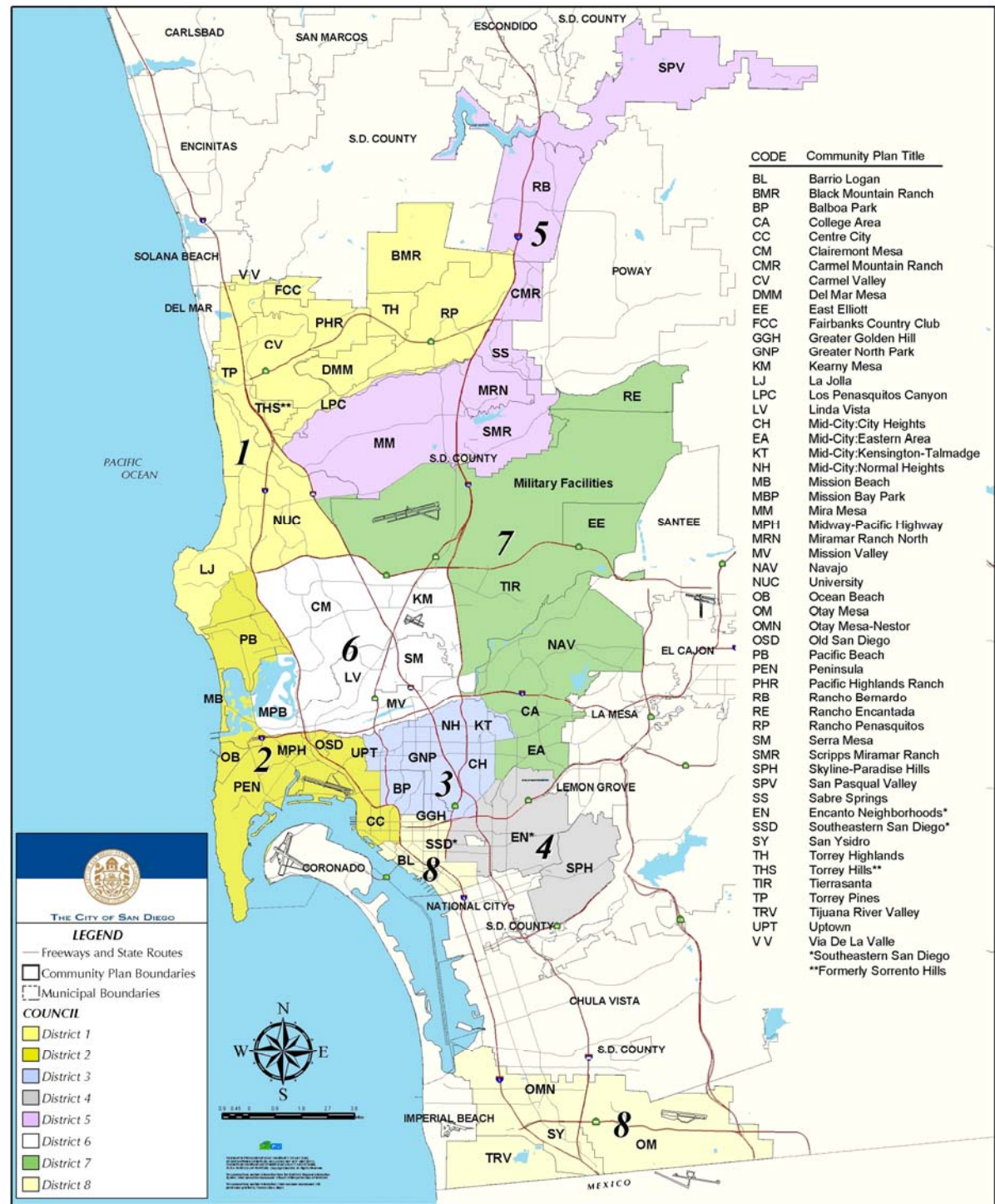
## Community Planning Areas



# Capital Improvements Program

## Community Planning

### Community Planning Areas by Council District



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### Community Planning

#### *Community Planning Areas and Policing Neighborhoods*

The City of San Diego has several neighborhood policing areas. Each community planning area consists of one or more neighborhoods under a Police Service Area. The following list shows the neighborhoods sorted by community planning area. Some policing neighborhoods extend beyond a single community planning area; in these cases, the neighborhood is listed more than once.

Balboa Park (BP)	Greater Golden Hill (GGH)
Balboa Park	Golden Hill
Barrio Logan (BL)	South Park
Barrio Logan	Greater North Park (GNP)
Black Mountain Ranch (BMR)	Burlingame
Black Mountain	South Park
Carmel Mountain Ranch (CMR)	North Park
Carmel Mountain	University Heights
Rancho Bernardo	Kearny Mesa (KM)
Carmel Valley (CV)	Kearny Mesa
Carmel Valley	Serra Mesa
Centre City (CC)	La Jolla (LJ)
Barrio Logan	La Jolla
Core-Columbia	Pacific Beach
Cortez	Torrey Pines
East Village	Linda Vista (LV)
Gaslamp	Linda Vista
Harborview	Morena
Horton Plaza	Mid-City (MC)
Little Italy	Adams North
Marina	Azalea/Hollywood Park
Park West	Castle
Clairemont Mesa (CM)	Cherokee Point
Bay Ho	Chollas Creek
Bay Park	Colina del Sol
Clairemont Mesa East	Corridor
Clairemont Mesa West	Darnall
North Clairemont	El Cerrito
College Area (CA)	Fairmount Park
College Area East	Fairmount Village
College Area West	Fox Canyon
Talmadge	Islenair
Del Mar Mesa (DMM)	Kensington
Carmel Valley	Normal Heights
Torrey Highlands	Oak Park
East Elliott (EE)	Ridgeview/Webster
Tierrasanta	Rolando
Fairbanks Country Club (FCC)	Swan Canyon
North City	Talmadge
	Teralta East



## Capital Improvements Program Community Planning

Mid-City (MC) (continued)	Pacific Highlands Ranch (PHR)
Teralta West	Carmel Valley
Midway/Pacific Highway (MPH)	North City
Midway District	Torrey Highlands
Mission Hills	Peninsula (PEN)
Point Loma Heights	La Playa
Miramar Ranch North (MRN)	Loma Portal
Miramar Ranch North	Point Loma Heights
Mira Mesa (MM)	Roseville/Fleet Ridge
Miramar	Sunset Cliffs
Mira Mesa	Wooded Area
Sorrento Valley	Rancho Bernardo (SPV)
Mission Bay Park (MBP)	Rancho Bernardo
Mission Beach	Rancho Encantada (RE)
Ocean Beach	Rancho Encantada
Mission Beach (MB)	Rancho Penasquitos (RP)
Mission Beach	Rancho Penasquitos
Mission Valley (MV)	Sabre Springs (SS)
Grantville	Sabre Springs
Mission Valley East	San Pasqual Valley (SPV)
Mission Valley West	Rancho Bernardo
Serra Mesa	San Pasqual
Navajo (NAV)	San Ysidro (SY)
Allied Gardens	Border
Del Cerro	San Ysidro
Grantville	Scripps Miramar Ranch (SMR)
Lake Murray	Miramar Ranch North
San Carlos	Scripps Ranch
Ocean Beach (OB)	Serra Mesa (SM)
Ocean Beach	Birdland
Point Loma Heights	Serra Mesa
Old San Diego (OSD)	Skyline-Paradise Hills (SPH)
Midway District	Bay Terraces
Old Town	Jamacha-Lomita
Otay Mesa (OM)	Paradise Hills
Ocean Crest	Skyline
Otay Mesa	Southeastern San Diego (SSD)
Otay Mesa/Nestor (OMN)	Grant Hill
Egger Highlands	Logan Heights
Nestor	Mountain View
Otay Mesa West	Mount Hope
Palm City	Shelltown
Pacific Beach (PB)	Sherman Heights
La Jolla	Southcrest
Pacific Beach	Stockton

## Capital Improvements Program Community Planning

Sub Area 2 (North City Future Urbanizing  
Area) (FUA)

North City

Tijuana River Valley (TRV)

Egger Highlands

Nestor

Tijuana River Valley

Tierrasanta (TIR)

Grantville

Tierrasanta

Torrey Highlands (TH)

Torrey Highlands

Torrey Hills (THS)

Carmel Valley

Rancho Penaquitos

Torrey Pines (TP)

Del Mar Heights

Torrey Preserve

Torrey Pines

University (NUC)

La Jolla Village

Torrey Preserve

Torrey Pines

Sorrento Valley

University City

Uptown (UPT)

Hillcrest

Midtown

Mission Hills

Park West

University Heights

Via de la Valle (VV)

North City

